



# **AMERICAN LEGACY** LAND CO

# **FOR SALE**

## **CALAMUS LOTS**

Loup County, NE

## **3.10-5.19 +/- Acre Lots**

**OFFERED AT:**

## **\$65,000-\$75,000**

### ***ABOUT THIS PROPERTY:***

Welcome to your exclusive retreat build site in the heart of Nebraska's natural beauty. Perched atop the rolling hills surrounding Calamus Reservoir are 5.00 +/- acre lots, each with its own unique charm. This is a rare and privileged opportunity to own a piece of paradise, with six of the seven parcels offering panoramic views of the reservoir.

Whether you're an outdoor enthusiast, a nature lover, or simply seeking tranquility, these locations empower you to create your ideal retreat. With 5 +/- acres of pristine land, you can build your dream home, design a weekend getaway, or create a charming cabin - endless possibilities. The property does have building covenants, conditions & restrictions guidelines to protect you and other owners.



## More About this Property:

The Calamus Reservoir is a haven for outdoor enthusiasts, renowned for its excellent hunting opportunities. Located in an area that offers access to the Calamus Wildlife Management Area, you can access prime hunting grounds for deer, turkey, waterfowl, and other game species. Your lot can serve as a base camp for your hunting adventures.

Additionally, you have a convenience store with gas pumps on your way to the boat ramp, located 1/2 mile south. Everyone can enjoy skiing, wakeboarding, surfing, fishing, or cruising one of Nebraska's premier lakes, plus the additional wildlife area that offers hiking and birdwatching, regardless of season.

Tucked away from the hustle and bustle of city life, these lots offer the peace and tranquility you crave. Experience the serenity of rural living while just a short drive from the amenities of nearby towns and golf course. The property supports its own "private lane" that adds privacy to your investment. Power is located for all lots, and high-speed fiber optic connections are available through Hamilton Communications.

These lots offer a fantastic place to call home and a solid investment opportunity. The beauty and desirability of Calamus Reservoir properties make them highly sought-after, giving you the confidence and security that your investment will appreciate over time. Located 10 minutes from the charming town of Burwell, offering shopping, dining, and cultural attractions, and approximately 3 hours from Omaha, 2.5 hours from Lincoln, and 1.5 hours from Grand Island and Kearney, it makes a weekend getaway a breeze.

You can take advantage of this once-in-a-lifetime opportunity to own a piece of Nebraska's natural beauty with unparalleled views of Calamus Reservoir. The private road is accessible, but the property owners are requesting that you call for a private showing to be respectful of other property owners. Please call, text, or email Bob Osborne at 402-660-4970 / [bosborne@AmericanLegacyLandCo.com](mailto:bosborne@AmericanLegacyLandCo.com) to schedule.

Lot #2, 3.10 Acres, \$65,000.00, taxes \$338.80

Lot #3, 5.19 Acres, \$75,000.00, taxes \$574.26

Lot #4, 4.91 Acres, \$70,000.00, taxes \$650.98

Lot #5, 4.39 Acres, \$75,000.00, taxes \$365.48

Lot #6, 3.05 Acres, \$70,000.00, taxes \$337.76

Directions: From Burwell, NE head North / Northwest on HWY 96 to Calamus Reservoir 7 miles to Homestead Knolls Convenience Store entrance, see American Legacy Land Co. directional signs that will guide you to the lots. From Bassett head South on HWY 183 to HWY 96, go 12 miles to Homestead Knolls Convenience Store see American Legacy Land Co. directional signs that will guide you to the lots.

## FEATURES:

- 3.10 - 5.19 +/- acre lots
- Lake Calamus views
- Private road
- Multiple build sites
- 1/2 mile from boat ramp



**GROW YOUR  
LEGACY**



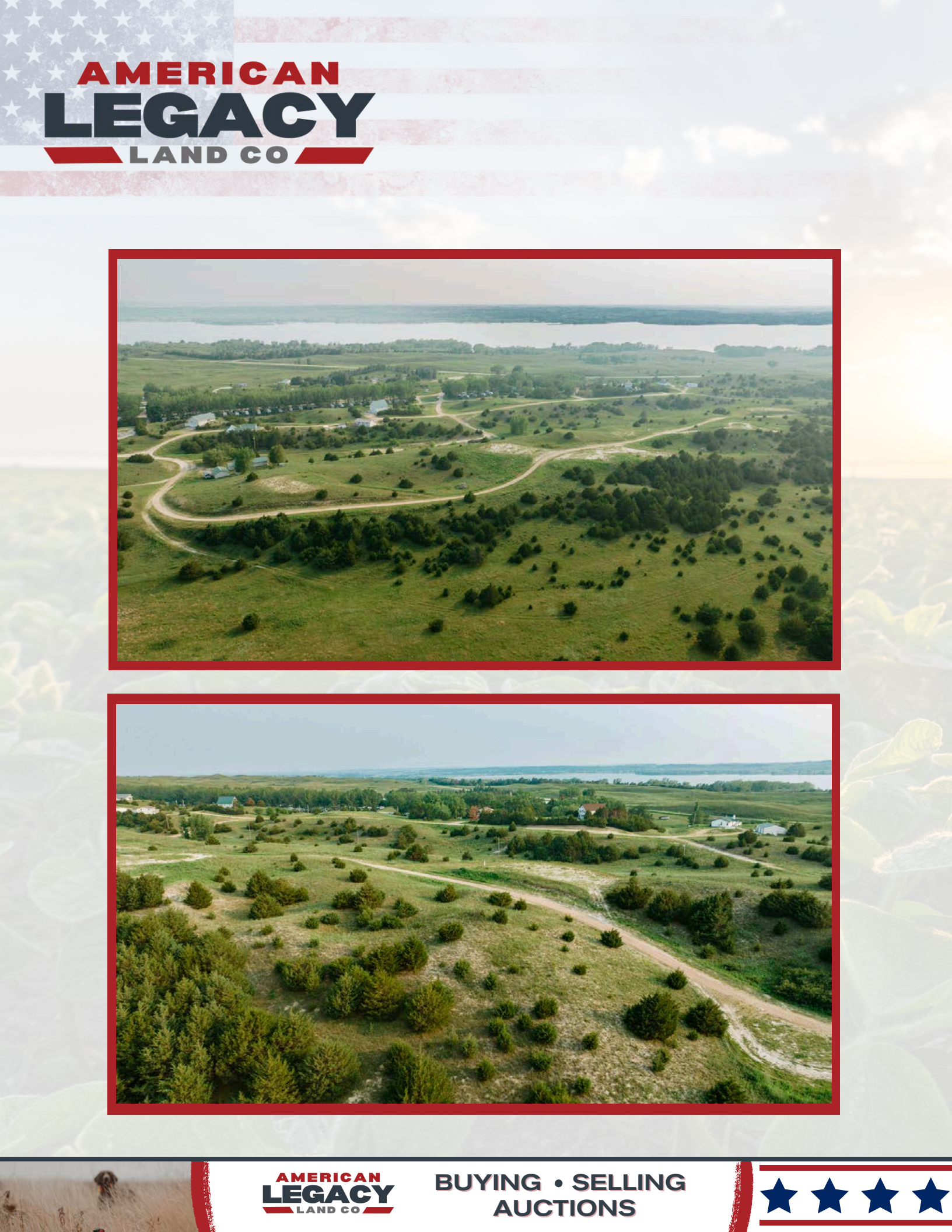
# LOUP COUNTY, NEBRASKA



**AMERICAN  
LEGACY**  
LAND CO.

HELPING **YOU** BUY  
AND SELL LAND





# AMERICAN LEGACY

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**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**



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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





**AMERICAN**  
**LEGACY**  
LAND CO

**COMMITTED • DETERMINED  
TRUSTED**





## About the Agent:

Bob Osborne is a man of the people. With an uncanny ability to connect with others, this land agent brings together buyers, sellers & investors with the utmost level of professionalism. Through open communication, Bob works to create the best possible outcome for all involved.

Having worked 40 years in the service industry, he knows what it takes to listen, educate and provide customers with what they need in a Land transaction.

Originally from Fort Hood, Texas, Bob went to school in Council Bluffs and attended the Nebraska College of Business. He spent many years in retail grocery management and wholesale distribution, working in everything from retail management, advertising, logistics, warehousing, marketing, sales and national account management. Before coming Nebraska Realty, he earned a Distinguished Service Award from Nebraska Grocery Industry.

Bob has been exposed to many types of businesses, including: farming, land and soil conservation, habitat creation, wildlife management programs, cattle operations and well water operations. He has a deep understanding of the rural landscape of the Midwest to include state, local, regional and national programs to assist in closing deals; as well as an understanding of contracts and negotiations. Big on community involvement Bob volunteers with many groups whenever time allows.



He enjoys all outdoor activities plus training his Labrador retriever "Hank" in upland, waterfowl and field trial events.

Bob lives with his wife, Kathy, in Omaha, Nebraska, but both will office from their property in Burwell, NE as they both have many customers in the area. Together, they have four grown children, Jennifer, Justin, Sara, and Dylan and 3 grandchildren Hallie, Cole & Harlee.

**BOB OSBORNE**, LAND AGENT



**402-660-4970**



**[bosborne@AmericanLegacyLandCo.com](mailto:bosborne@AmericanLegacyLandCo.com)**